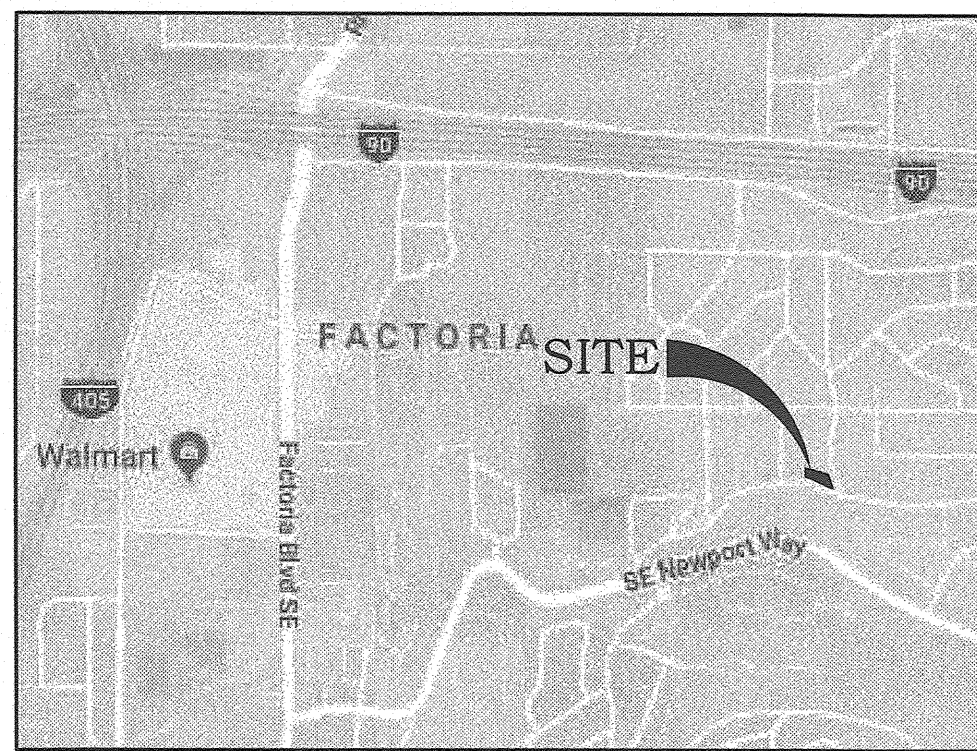


NW 1/4, NE 1/4, SEC. 15, T. 24 N., R. 5 E., W.M.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 7, BLOCK 1, EASTGATE ADDITION DIVISION 'M', ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 54 OF PLATS, PAGE(S) 78, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83(2011) - NORTH ZONE - ACCEPTED THE BEARING OF N 18°20'00" W FOR THE CENTERLINE OF 140TH AVE SE, BASED ON FOUND MONUMENTS IN CASE, PER CITY OF BELLEVUE SURVEY CONTROL DATABASE

VERTICAL DATUM

NAVD83 - ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY CITY OF BELLEVUE SURVEY CONTROL DATABASE.

VERT. ID NO. 679 - 3"x3" CONCRETE MON W/ LEAD & TACK IN CASE; TOP MON TO TOP RIM CASE 0.85 FEET

ELEVATION: 357.73 FEET

GENERAL NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT, ORDER NO. 611180031, DATED FEBRUARY 13, 2018. IN PREPARING THIS MAP, BBA LAND SURVEYING HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BBA LAND SURVEYING AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED TITLE COMMITMENT. BBA LAND SURVEYING HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND BBA LAND SURVEYING QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA TS16 ROBOTIC TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

TAX PARCEL NUMBER: 220690-0035

DEVELOPER:

JOHN PITTMAN
12819 SE 36TH ST #159,
BELLEVUE, WA 98006
206-940-8064

OWNER:

GUST J. KRITSONIS
4047 140TH AVE SE
BELLEVUE, WA 98006

PROJECT ADDRESS:

4047 140TH AVE SE
BELLEVUE, WA 98006

ZONING:

R-5

JURISDICTION:

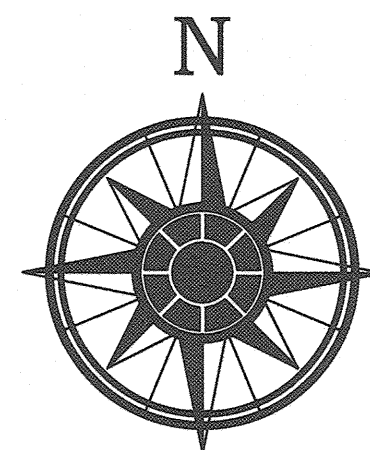
BELLEVUE

PARCEL ACREAGE:

17342± S.F. (0.3981± ACRES)
AS SURVEYED

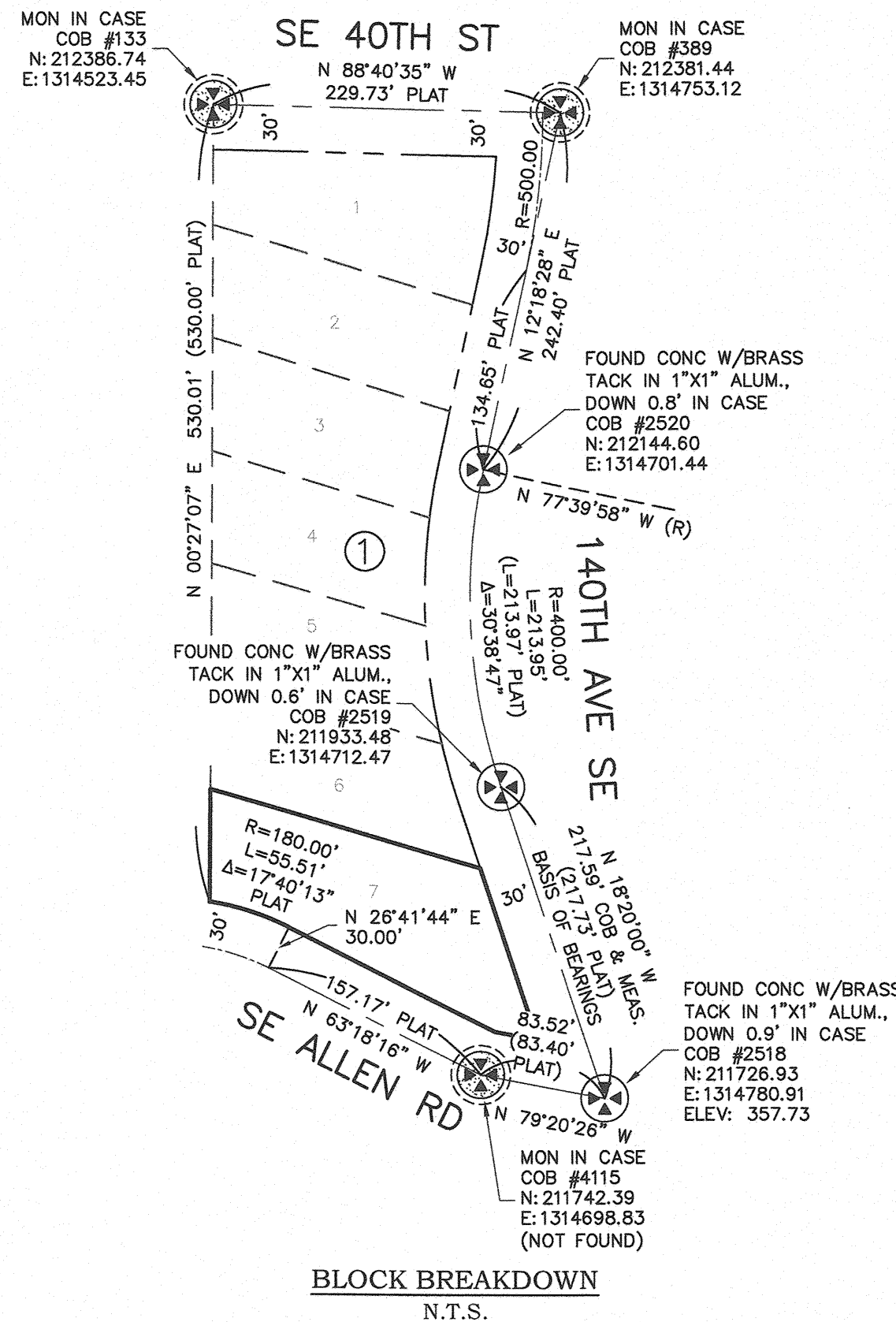
LEGEND

	FOUND MONUMENT IN CASE		SANITARY SEWER LINE
	MONUMENT IN CASE, NOT VISITED		STORM DRAINAGE LINE
	REBAR W/CAP		WATER LINE
	SEWER MANHOLE		GAS LINE
	CATCH BASIN T-1		OVERHEAD POWER
	CATCH BASIN T-1, SOLID LID		WOOD FENCE
	WATER METER		CHAINLINK FENCE
	ELECTRIC METER		HOGWIRE FENCE
	ELECTRIC POWER POLE		BUILDING LINE
	GAS VALVE		CONCRETE RETAINING WALL
	GAS METER		ASPHALT SURFACE
	ABANDONED FUEL ACCESS		CONCRETE SURFACE
	WATER VALVE		GRAVEL SURFACE
	SIGN		



GRAPHIC SCALE
1 INCH = 20 FT.

EASTVIEW HOMES
VOL. 53, PG. 39



BLOCK BREAKDOWN
N.T.S.

STEEP SLOPE ECA

THERE ARE NO SLOPES OF 40 PERCENT OR MORE THAT HAVE A RISE OF AT LEAST 10 FEET AND EXCEED 1,000 SQUARE FEET IN AREA ON THIS SITE.

SCHEDULE B ITEMS

- RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN THE DEED GRANTOR: WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION RECORDING DATE: OCTOBER 1, 1946 RECORDING NO.: 3613362 (NOT PLOTTABLE)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF EASTGATE ADDITION DIVISION 'M': RECORDING NO.: 4553188 (NO ADDITIONAL PLOTTABLE INFO)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: AUGUST 3, 1955 RECORDING NO.: 4601781 SAID RESTRICTION ALSO APPEARS OF RECORD UNDER INSTRUMENT(S) RECORDED UNDER RECORDING NUMBER(S) 4472557. (SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EASTGATE SEWER DISTRICT, A MUNICIPAL CORPORATION PURPOSE: SEWERS WITH NECESSARY APPURTENANCES RECORDING DATE: OCTOBER 29, 1962 RECORDING NO.: 5499077 AFFECTS: PORTION OF SAID PREMISES (SHOWN HEREON)

PRELIMINARY SHORT PLAT
KRITSONIS SHORT PLAT
4047 140TH AVE SE
BELLEVUE, WA 98006

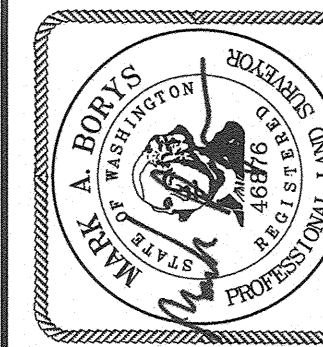
JOB NO. 18006

DRAWN BY: MAB

CHECKED BY: NB

DATE: 12/19/18

SHEET
1 OF 1



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Received
DEC 26 2018
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